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**Acton Community Housing Corporation**  
**Nancy Tavernier, Chairman**

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TO: Board of Selectmen  
FROM: Acton Community Housing Corporation  
SUBJECT: Preliminary comments on The Woodlands at Laurel Hill  
DATE: 5/6/04

On April 15, Joel Kahn of Equity Alliance made a presentation to the ACHC on behalf of his clients (Omni Corp.) for a proposed 352 unit apartment complex located off Nagog Park, in both Acton and Westford. Preliminary designs and concepts were presented and discussed. The developers will be using Mass Housing Finance Agency as the subsidizing agency who will be contacting the Board of Selectmen in the near future to receive assurance that the Town of Acton is aware of this proposal. The appointment on Monday, May 10 will give them an opportunity to present preliminary information on the proposal to the Board.

ACHC has not taken a position on this proposal and will not until after the final plans are developed and presented first at a Public Information Session and subsequently to ACHC prior to filing a comprehensive permit with the ZBA. However we do have some preliminary concerns that need to be raised in the preliminary stages of this development so that the developers can incorporate them into the final planning.

Here is a list of the major issues:

1. Density ACHC believes the proposed number of units per acre (15) is too dense.
2. Parking ACHC believes the proposed 450 parking spaces are too few for the number of units.
3. Perpetuity ACHC expects to have the deed restrictions for the affordable units extend into perpetuity or until such time as the Town approves a change in the term.
4. Foreclosure Protection ACHC insists that the affordable units be protected from foreclosure by having the deed restriction be "senior" to any liens on the property but in no case should the Town sign a Regulatory Agreement that would allow any foreclosures on those units.
5. Income eligibility ACHC requests the household income eligibility for 25% of the units be set at 70% of the Area Median Income (A.M.I.). This would allow a 10% eligibility window to include households from a minimum of 60% A.M.I. to a maximum of 80% A.M.I.

ACHC will continue to follow this development closely and will submit more detailed comments after we see the next iteration of plans.